



High-Quality 4 Bedroom Renovated Character House Near Aigre - €287230



Agenten-Info

Name:	Christophe GUAY
Name der Firma:	Agence TIC Ruffec
Land:	Frankreich
Erfahrung seit:	1985
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen, Häuser
Telefon:	+33 (545) 710-046
Sprachen:	French
Webseite:	https://tic-ruffec.com

Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 334,381.45

Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Aigre
Postleitzahl:	16140
Veröffentlicht:	24.05.2026

Beschreibung:

EXCLUSIVE TO TIC: Near to the town of Aigre, this charming character house has been renovated with authenticity and high-quality finishes. Exposed stone walls, original beams, and spacious rooms create a warm and elegant atmosphere. The house offers four beautiful bedrooms with varnished parquet flooring, dressing rooms, and storage, as well as modern amenities such as electric and solar-powered skylights. Outside is an attached barn, several outbuildings, and a boiler room equipped with a "CIAT" (water-to-water) heat pump and a Viessmann oil-fired boiler as a backup. The 2021 bioclimatic pergola (with electric awning and LEDs) and its barbecue are ideal for relaxing. All this on a 2,198 m² enclosed plot with fruit trees, a well, an electric gate, in a peaceful and pleasant setting. Just a 5-minute walk to a bar/restaurant located in the woods.

Ground Floor:

Entrance (12m²): tiled floor, stone
Living Room (26m²): tiled floor, stone, French doors opening onto the terrace
Kitchen (32.5m²): Custom-made by "Balluteau", fully equipped, tiled floor, stone, exposed beams, fireplace
Office (16m²): tiled floor, built-in wardrobe, sink, two skylights, access to the barn

First Floor:

Bedroom 1 (32.5m²): varnished parquet floor, vegetable garden, two built-in wardrobe units, stone, beautiful view over the fields
Bedroom 2 (16m²): varnished parquet floor
Landing (9m²): varnished



parquet floor, beautiful view down the length of the garden
Hallway (2m²)
WC (1m²): tiled floor
Shower Room (4.5m²): tiled floor, sink, large shower, heated towel rail

Second Floor :

Landing (9m²): varnished parquet flooring, solar skylight with remote control, stone
Bedroom 3 (32m²):

parquet flooring, exposed beams, stone, solar skylight, built-in wardrobe
Bedroom 4 (22m²): varnished

parquet flooring, built-in wardrobe, electric skylight, washroom with toilet and sink: parquet flooring

Exterior:

Enclosed garden (by a "Lippi" fence), lovely, paved terrace with up-lighters
Adjoining barn (66m²):

concrete floor, parking for 2 cars, 300L water heater
Toilet: tiled floor
Stable (32m²): 2500L tank
Boiler

room (30m²): water-to-water heat pump installed in 2012 and oil boiler
Bioclimatic pergola with

BBQ
Gravel parking area: 3 cars with stabilizing grid underneath the gravel
Well, several types of fruit

trees, tap, electric gates
All on a plot of 2198m²

Gebaut: 1889

Allgemein

Schlafzimmer:	4
Badezimmer:	1
Fertige m ² :	214 m ²
Grundstücksgröße:	2198 m ²
Stockwerk Nummer:	1

Zimmerdetails

Zimmer insgesamt:	7
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Gebäudedetails

Anzahl Etagen:	1
Ausrichtung:	S

Mietbedingungen

Verfügbar ab:

Zusätzliche Informationen

URL der virtuellen Tour: <https://youtu.be/3SLWjW1-RaI>

Kontaktinformation

IMLIX ID: IX8.504.838



IMLIX

IMLIX Immobilienmarkt

<https://www.imlix.com/de/>

